

Overview of Current Quimby Code

Requires developers to dedicate land or pay an in-lieu fee, which is used to develop/improve nearby parks & recreational facilities

Applies to residential subdivisions only

Enabled by state law in 1965; L.A. adopted its own regulations in 1972 (LAMC Sec. 17.12); not much change since then

In 1985, these same requirements were extended to apartment projects requesting a zone change (LAMC Sec. 12.33)

Detailed Requirements

Fees vary by zone and are charged per unit

Fees can only be spent within a defined “**service radius**” from the residential project (1 mile for neighborhood parks; 2 miles for community parks)

Credits awarded for on-site, private recreational amenities (\$2.50 - \$5.00 per square foot)

Deferrals awarded for projects with at least 20% affordable/senior/disabled units



Current Fees

Zone	Fee per dwelling unit
A, RA, RE, RS, R1, RU, RZ, RW1 AND R2	\$2,886
RW2, RD, R3, RAS3	\$4,332
R4, RAS4	\$5,906
R5	\$8,321
All Other Zones	\$5,906

Why update the Quimby codes?

Recent surge in public interest in Quimby & park issues

- Strong community response to Rec & Parks' Needs Assessment
- Downtown focus on Quimby spending/land acquisition

City leadership is responding, calling for updates

- Mayoral Directive
- Three City Council Motions
- Controller's Audit

Our Quimby regulations are very outdated

Quimby is a significant source of park funding

L.A. is park-poor and getting denser

The denser we get, the more we need open space, and the tougher it gets to incorporate it



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Park-Poor L.A.

Only one-third of L.A. children live within walking distance of a public park or open space

L.A. devotes only 7.8% of its area to parks, compared to 22% in San Diego and 19% in San Francisco

Much of our 7.8% is concentrated in large regional parks

In some of the park-poorest areas, childhood obesity is over 30%



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Benefits of Parks

An antidote to the stresses of city living

Physical and mental health benefits

Provide a place for exercise, fresh air, and stress reduction – which can lead to improved overall health; reduced obesity, heart disease, etc

Quality of life benefits

Setting for social interaction / community building

Safety – neighbors who know one another look out for one another

Economic benefits

Beautification of neighborhoods and addition of amenities raises property values

Attract new residents, who increase demand for commercial services

Stimulate investment in properties and communities

Environmental benefits

- Reduce urban heat and carbon dioxide, absorb floodwater



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City Council Motions

A motion by Councilmembers Hahn and Rosendahl, instructing several City departments to work together to determine whether to **extend Quimby fees to the developers of new apartments and condominium conversions.**

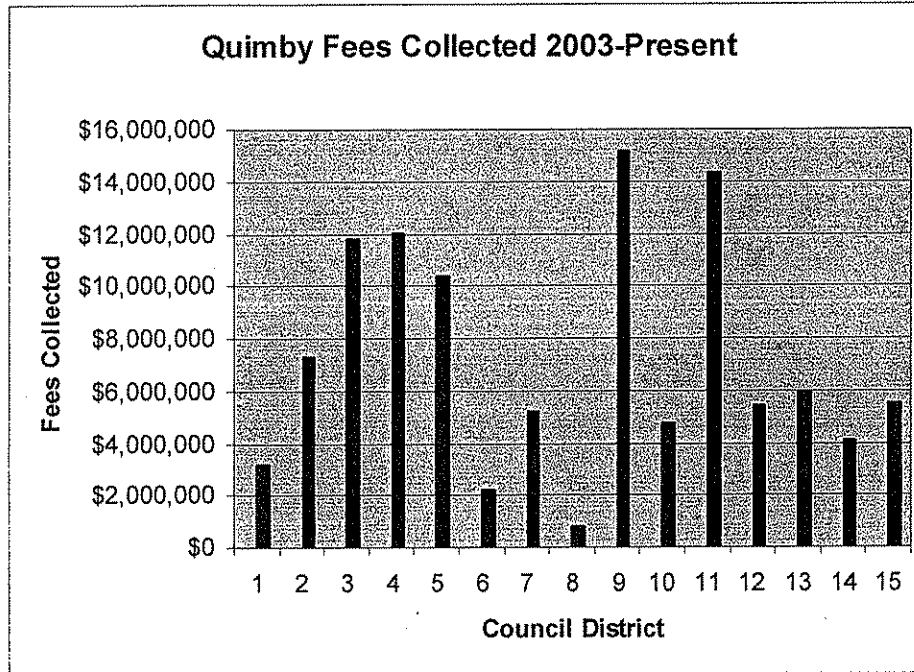
A motion by Councilmembers Hahn and Reyes, instructing the Departments of City Planning and Recreation & Parks to **adjust Quimby fee credits to reflect current construction costs** of recreational facilities.

A motion by Councilmembers Smith, Garcetti, and Hahn, instructing several City departments to work together to determine whether to **extend the Quimby service radius, to allow greater flexibility in park funding.**



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Geographic Dispersion of Quimby Funds



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CD	Collections
1	\$3,186,176
2	\$7,306,213
3	\$11,800,635
4	\$12,050,969
5	\$10,426,649
6	\$2,249,132
7	\$5,250,996
8	\$793,447
9	\$15,211,723
10	\$4,815,022
11	\$14,324,645
12	\$5,436,993
13	\$5,989,165
14	\$4,140,438
15	\$5,550,777
TOT	\$108,532,980

Fees for Apartments and Condo Conversions: Pro & Con

Pros

More parks & rec facilities for park-poor areas, and for city in general

Parks will help mitigate negative impacts of increasing density

Economic, health, & environmental benefits

Renters and condo conversion buyers may be willing to pay more for better amenities, such as easy access to parks & rec facilities

Local apartment market still strong; construction slowed but steady

Long-term investment vs. short-term expense

Cons

Cost of park fees would likely be absorbed by all parties involved in a development – including the developer, the seller of developable land, and the apartment renter / condo buyer

Current difficulties in development financing and in the economy in general

Park Fees in Other Cities

City	Who pays park fees?	Fee amounts
San Jose	All residential development	About \$10K per unit for MFD; \$30K per SFD
San Diego	All residential development	\$3699 - \$6754 per unit
Sacramento	All residential, commercial and industrial development	\$2,868 per unit for MFD; \$4,868 per SFD
San Francisco	All residential & some commercial, in certain neighborhoods	\$11 per sq ft in downtown (Rincon Hill)
Long Beach	All residential development	\$3260 per unit for MFD; \$4221 per SFD
Glendale	All residential, commercial and industrial development	\$10,500 per unit
Chicago	All residential development	About \$1000 per unit
Portland	All residential and some commercial & industrial development	\$4988 per unit for MFD; \$7600 per SFD
Miami	All residential development	\$4-6K / MFD; \$7K / SFD

Issues and Opportunities

Fees for apartments and condo conversions

Should all residential development pay park fees?

Updating fee credits for private amenities

Current credits are only \$2.50 to \$5 per sq ft; same since 1981

Should "extra" credits be awarded for semi-public amenities?

Easing geographic restrictions on spending

1-2 mile service radius limits selection of park sites in dense areas

Updating fee deferrals

Current regulations defer the entire project if only 20% of units are set aside for low-income/senior/disabled

Some areas may benefit by charging fees to affordable units

Land dedication policy

How can we make dedication more feasible for developers?



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Deferrals for Affordable Units

Should fees be deferred for affordable units?

Currently, entire project gets fees deferred if 20% of units are set aside for low-income/senior/disabled; no incentive to provide over 20%.

In our lowest-income, park-poorest areas, most residential development is affordable. These areas may benefit by collecting fees for affordable units.

However, fees charged to affordable projects would get passed on to public funding sources.

Reduced fees, rather than deferrals, may strike a balance between affordability and park space concerns



Credits for On-Site, Private Recreational Amenities

Current credits are only \$2.50 to \$5 per sq ft; same since 1981

Credits awarded for specific listed amenities, such as swimming pools and basketball courts

Possible credit alternatives: use published average costs, or match actual construction costs

Should list of credited amenities be expanded?

Should “extra” credits be awarded for facilities that are shared with the community?



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Easing Geographic Restrictions on Spending

Spending restricted by current service radius of 1 mile for neighborhood parks; 2 miles for community parks

Larger service radius would allow for more funds to be brought together to purchase larger park sites, and widen selection of available land

Rec & Parks Needs Assessment may justify extending community park radius to 3 miles

Land Dedication Policy

City's process of buying land is lengthy; land dedication would get parks built more efficiently.

Dedication is often infeasible when considered late in the process.

How can dedication be considered at an earlier stage?

How can dedication be made more feasible for developers?

Code Amendment Process

Motion / initiative

Initial Research

Council District/Neighborhood Council Outreach

Stakeholder Outreach

Further research/revision as needed

Draft ordinance

Present to City Planning Commission / public hearing
(goal: November)

Present to City Council's Planning & Land Use Mgmt
(PLUM) Committee / public hearing

Present to full City Council / public hearing

Questions / Comments

